

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF SEVENEL, INC.
SITE 1-A ARBORFIELD ROAD, HYDE PARK

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a Land Transfer Agreement, dated January 3, 1979, with the Commonwealth of Massachusetts Department of Public Works, (hereinafter referred to as the "DPW"); and

WHEREAS, the DPW acquired property for the construction of I-95 and has determined the property is no longer needed for highway purposes; and

WHEREAS, the terms of the Agreement specify the DPW will sell and BRA will buy such DPW owned property along Arborfield Road, Hyde Park, for the purposes of housing construction; and

WHEREAS, the purchase price will be the sale price of the property to a redeveloper, less costs incurred by BRA for on-site improvements; and

WHEREAS, Sevenel, Inc. has expressed interest in and has submitted a satisfactory proposal for the development of Site 1-A, Arborfield Road, Hyde Park; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That Sevenel, Inc. be and hereby is tentatively designated as Redeveloper of Site 1-A, Arborfield Road, Hyde Park subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;
- (b) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Site 1-A at \$500 per housing site is the appropriate method of making the land available for redevelopment, to ensure a selling price in keeping with the goal of making the houses affordable to moderate income home-buyers.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement of Public Disclosure" (Federal Form H-6004).

Sevenel INCORPORATED

June 6, 1980

City of Boston
Boston Redevelopment Authority
Boston, Massachusetts

Subject: Site 1-A, Arborfield Road, Hyde Park

Gentlemen:

We are interested in redeveloping the above-mentioned property.

Submitted herewith are the materials required under section 3.A of the Authority's Request for Housing Construction Proposal. If selected and designated as tentative developer we agree to submit the materials required under Section 3.C of the Authority's Request for Housing Construction Proposal and further agree to make a good faith effort to start building within seven (7) months of designation.

We intend to build houses similar to those built in area by us with minor modifications.

We have allowed \$500.00 per lot to resurface street and will not assume betterments for street construction by the City of Boston.

We have included \$500.00 for the cost of lot.

Driveways and houses shown on plot plan may be reversed.

We are certified under the National Home Owner's Warranty (H.O.W.) program.

Enclosed are our check for \$10.00, site and building plans.

Sincerely yours,

Anthony Losordo

/nb
enc.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Severel Incorporated
 b. Address and ZIP Code of Redeveloper: 276 Quarry Street Quincy
 c. IRS Number of Redeveloper: 04-6043134

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
 (Name of Local Public Agency)

in IRburyfield Road Housing
 (Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston (Hyde Park) State of MASS
 is described as follows:²

5 RANCH TYPE HOUSES
4 CAPE TYPE HOUSES

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MASSACHUSETTS

- ☒ A corporation
☐ A nonprofit or charitable institution or corporation
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

December 28, 1954

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officer and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Anthony LoRusso - Treasurer - Stockholder
182 Colonial Drive - 20141 MA
John LoRusso - President - Stockholder
182 Colonial Drive - 20141 MA

¹ If space on this form is inadequate for any required information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

9 lots - shown in site plan "A" Buryfield
Hyde Park by

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$
- b. Cost per dwelling unit of any residential redevelopment \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
Ranch Type House		
Cape Type House Unfinished upstairs		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: STOVE, DISHWASHER, DISHWASHER ONLY

CERTIFICATION

I (We)¹ Anthony L. Lugo And John Lugo

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 6/6/80

Dated: 6/6/80

Anthony L. Lugo
Signature

John Lugo
Signature

Pres. Lugo
Title

President
Title

276 Querry St. Quincy
Address and ZIP Code 02169

276 Querry St. Quincy
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

South Street

Seavenel Incorporated

Seavenel Incorporated

Massachusetts, 02201

877-1-SEAVENEL

1-800-368-7272

1-800-368-7272

June 18, 1984

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
One City Hall
Boston, Massachusetts 02201

Dear Mr. Ryan:

We have known Seavenel Incorporated and Frank Losordo Sons, Inc. of Quincy, Massachusetts, for over thirty years.

We feel they are financially responsible for any reasonable obligations they would undertake and we, therefore, recommend both companies and their management most highly.

Very truly yours,

John W. Ortiz
Senior Vice President

JWO/daf



HOME AND COMMERCIAL
BUILDING AND SALES
LAND DEVELOPERS

sevenel Incorporated

276 QUARRY STREET, QUINCY, MASSACHUSETTS 02169 · 773-4409

June 15, 1984

Ms. Kimberly Robinson
Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Dear Ms. Robinson:

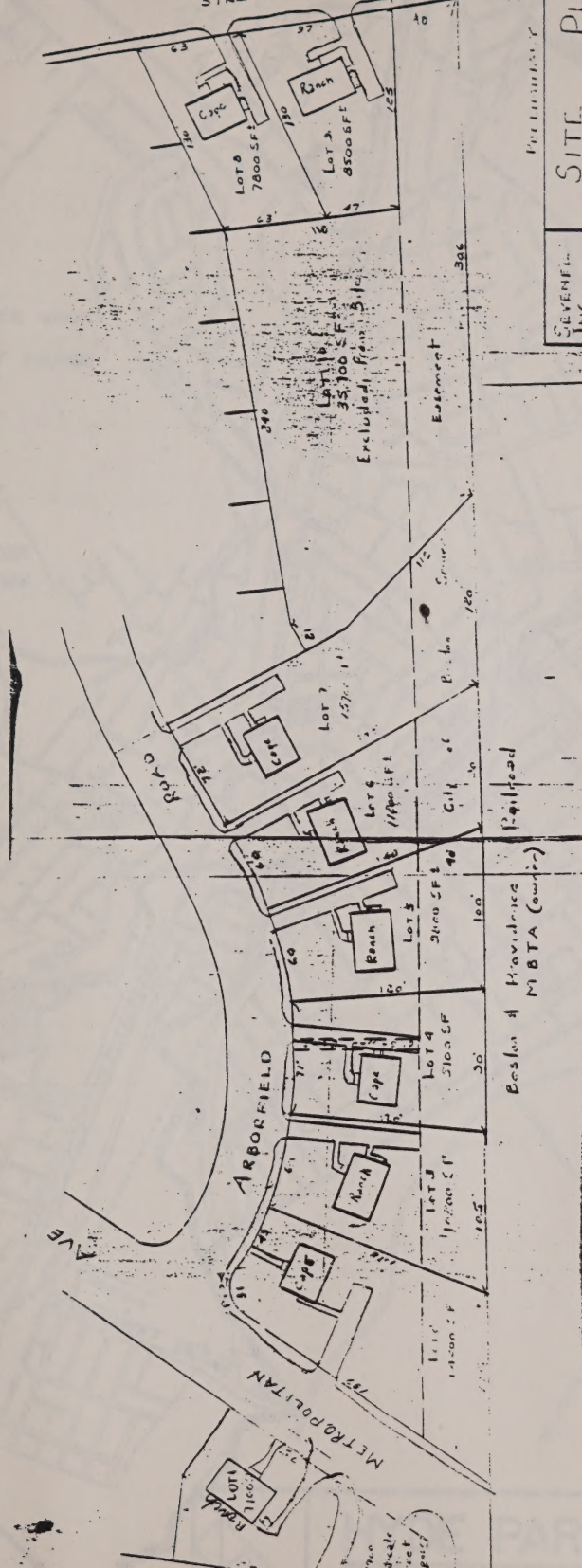
This is to confirm the prices of the houses to be built on Arborfield Road, Hyde Park, Massachusetts, as follows:

Ranch Type	\$61,000.
------------	-----------

Cape Type	
unfinished second floor	\$63,700.

Sincerely yours,

Phyllis L. Chapman
Phyllis L. Chapman



SEVENTH
INC.
DEVELOPERS

SITE PLAN

"ARBORFIELD"
HYDE PARK
SCALE 1" = 40'
PLANNED BY
JAMES W. HALL & CO.
257 State Street, W. 11th St.





PROJECT
SITE

WASHINGTON
STREET

GEORGE WRIGHT
GOLF COURSE

STONY BROOK
RESERVATION

CUMMINS
HIGHWAY

CENTRAL
RR

PENN
AVENUE

HUDSON
RIVER

MIDLAND
STREET

STREET

AVENUE

WASHINGTON
AVENUE

TRUMAN
STREET

NEEDHAMSETT
VAULTS

SPRAGUE
POND

HYDE PARK

Voted at Meeting of 6/20/84

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit To HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: SEVENEL Incorporated
 b. Address and ZIP Code of Redeveloper: 276 QUARRY STREET
QUINCY MA 01689
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from:

Boston Redevelopment Authority
(Name of Local Public Agency)

in Arboretum Road Hyde Park
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
 is described as follows:
9 LOTS SHOWN ON PLAN ENTITLED "Arboretum"

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 19 79
 is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

South Shore Bank

AMOUNT

\$250,000

Credit

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

Will be able to borrow from
Boston five cents savings

unsecured

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

South Shore Bank - Mr. George Ruzman

Boston five cents savings - Mr. Peter Blampied

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Building houses for sale in the
City of Boston since 1954.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

President and Treasurer of
Building Contractor
FRANK HORVARD SMITH QUINCY

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

FRANK HORVARD SMITH INC
276 QUARRY STREET
QUINCY, ILL. 62405

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 3,000,000.

General description of such work:

Building houses and site
development

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

Houses Quincy

\$ 550,000

12/31/80

AWARDING AGENCY

AMOUNT

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor.

*INCORPORATED IN 1936 - BUILDING
HOUSES AND COMMERCIAL BUILDINGS - Located DON AND BROAD STREET*

13. a. Does any member of the governing body of the Local Public Agency in which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain:

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain:

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4c) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Anthony Lombardo and John Leonard certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: 6/6/80

Anthony Lombardo

President

276 Quany St Quincy
Address and ZIP Code 02165

Dated: 6/6/80

John Leonard

President

276 Quany St Quincy
Address and ZIP Code 02165

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

2. Penalty for False Certification Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.

